

**MINUTES OF A REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY OF INDEPENDENCE, OHIO  
January 3, 2023  
Council Caucus Room/Via Zoom**

Chairman Vice Mayor Grendel called the meeting to order at 5:35 p.m. January 3, 2023, and the following responded to Roll Call:

**PRESENT:** Mayor Gregory P. Kurtz  
Vice Mayor Dave Grendel, Chairman  
Cheryl Chase  
Joseph Moeller

**OTHERS**

**PRESENT:** Michael Gero, Building Official  
Gregory J. O'Brien, Law Director  
Jessica Hyser, Economic Development Director  
Don Ramm, City Engineer  
Anne Lynch, City Planner  
Vern Blaze, Finance Director

**ABSENT:** William Gutermuth

**Old Business:**

**Approval of Minutes of the Planning Commission meeting held on  
October 4, 2022.**

**New Business:**

- 1. Discussion of Ordinance 2022-167, Section 1181.06** – Schedule of required off-street parking of the codified ordinances of the City of Independence relating to off-street parking and loading requirements.
- 2. Concordia Lutheran Church, PPN 562-08-018 & 526-11-001** – Lot split and consolidation.

Chairman Vice Mayor Grendel welcomed everyone to the January 3, 2023, Planning Commission meeting.

The Chairman stated that first, they need to approve the minutes from the Planning Commission meeting held on October 4, 2022.

**A motion was made by Mayor Kurtz, seconded by Joseph Moeller, to approve the Minutes of the Planning Commission Meeting Minutes of October 4, 2022.**

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**ROLL CALL:           Yeas: Kurtz, Moeller, Grendel, Chase**  
**Nays: None**  
**MOTION CARRIED**

Chairman Vice Mayor Grendel stated our agenda has two items on it, the first is the discussion of Ordinance 2022-167, which was introduced on First Reading at the December Council meeting. It's regarding Section 1181.06, Schedule of Required Off-Street Parking of the Codified Ordinances of the City of Independence relating to off-street parking and loading requirements. I remember the Planning Commission also received a copy of the ordinance. If anybody needs, we have the Ordinance here for anyone to look at. We did get a memo from Mike Gero, so Mike if you wanted to review for the panel here.

Building Official Gero stated in November, I believe it was the (inaudible) was put before Council, an ordinance to change the parking stalls. It went from 9 foot to 10 foot. That's the first step in updating the parking code. Then, the second step was to aid that and review the different requirements that we have as far as minimum parking requirements and compare it against other cities. Take and look at some of the variances that were recently granted or the amount of parking modifications that were issued to see if there was a legitimate reason to make an adjustment to our code.

I reviewed the code, I went over it, I pulled 13 different municipalities, reviewed their codes. Some had no rhyme or reason, some had old model codes, some have been updated recently. So, I just kind of took a cross-section and looked at the things that made sense for Independence. At this time, there were four categories rather than I thought could use some changes. First would be the places of worship, we currently have it 1 space per 4 seats, and it seemed like a lot of municipalities were changing or had changed it to 1 space per 3 seats and given the fact that times have changed, and you don't necessarily have larger families that are going to church, driving to church in a station wagon type of thing; most church-goers being individuals or couples. Maybe we ought to take a look and consider that parking requirement and change it to 1 space per 3 seats.

The second one there is retail stores and service establishments. Service establishments, that would include a bank, a gift shop, or barbershop, those type of small stores. Currently, we're at 1 space per 125 sq. ft., and when we reviewed the codes, we found that there were a few that were 1 space per 200 sq. ft., a few more that were at 1 space per 250 sq. ft., and one was at 175 sq. ft., that was Seven Hills. That was larger than what our requirement was. So, taking the cross-section, I looked at moving to 1 space per 200 sq. ft. as a standard.

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Then we have eating places, bars, and taverns, and this is kind of instigated by the McDonald's situation when looking at that and what their requirements were. The fact that they are doing more drive-thru business and the fact that there weren't as many people eating inside they said. They have 1 space per 50 sq. ft., we can go to 1 space per 75 sq. ft., I'm sorry 65 sq. ft. It's kind of a slight adjustment at this time, but it will give us a little more flexibility in that.

Then, professional, administrative, and executive office buildings. We recently had a couple of situations where we granted variances, that would be the; see this building, the Welty project there and then the U.S. Savings Bank, and we came down. We are currently at 5, it seems like a lot recommending going to 4 per 1,000, which would be in line with the variance that was granted to the Welty/CBIZ project. There are other municipalities that have that same standard requirement. There's a few here that are lesser requirements. We have a few that are 1 per 300 sq. ft. and a couple that are at 1 per 133 sq. ft.

At this time at least, regarding any changes that would come in or anything else that we would flag on the parking code, these are the recommendations on the screen right now. You're seeing the recent variances or modifications that were granted and the percentage of the reduction in those parking space requirements are right about, just over 20%. Redwood Living actually put an addition on the building and wanted to relieve themselves of 30 spaces, so that's where that came in and this was over the last couple years.

Economic Developer Hyser stated one thing I like to add to what Mr. Gero said is that the majority of the parking code was written in 1962, so a lot has changed in 60 years. I think it's appropriate that we look at those ratios.

Building Official Gero stated these type of changes do not by any means mean that there will no longer be any requests for variances, but this will be able to give people a little bit better guidance as far as what they're planning. They might be able to work it out to where they don't request a variance rather than come to Planning Commission for a variance in parking.

Ms. Chase stated tell me again, what was the population of the City in the 1960s versus now.

Mayor Kurtz stated the same, it hasn't changed much. About 7,000 people, we have 7,600 now.

Ms. Chase stated okay.

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Finance Director Blaze stated you have a lot less houses with a lot more people in each house.

Chairman Vice Mayor Grendel stated they took a few of the houses away, 77 and 480 took some, but we have (inaudible). You're right as far as church goes, seems like almost as many cars, but now because there's one or two people in the car as opposed to families. You don't see a lot of families that go to service anymore, unfortunately. Mike, again this pertains to new construction.

Building Official Gero stated new construction, new elements, and anyone that is proposing modifications. This is not something that we go through and make everybody change their parking lot to comply to the current codes. It's something we would look at as we did with the parking requirements for 6400 Rockside Woods, the Union Savings Bank. This is the use they're intending, how does the parking fit in.

Chairman Vice Mayor Grendel asked are they still planning to put a driveway in?

Building Official Gero stated we finally received the drawings, and we finally are issuing a permit as we are talking.

Chairman Vice Mayor Grendel stated I was wondering if they were going to go through with having a (inaudible) or not.

Building Official Gero stated that's their intention.

Ms. Chase asked they wanted 2, right? Is this the one on Rockside?

Chairman Vice Mayor Grendel stated yes, the one on Rockside Woods, on the corner there.

Building Official Gero stated that's their intention (inaudible). This McDonald's has planned to make changes to their drive-thru. They were ready to go at the end of last year, and they put it off until spring or a little later because they were having issues getting concrete and couldn't get the work done.

Chairman Vice Mayor Grendel stated, and I think the issue too is they had to get it done by the end of the year to get financing for the price reduction.

Building Official Gero stated I don't know if they received some type of extension because of that, or they raised the goal and they just couldn't get it physically done.

Chairman Vice Mayor Grendel stated (inaudible) I go to McDonald's and usually the one lane is always closed anyways.

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Ms. Chase stated they had it coned off.

Chairman Vice Mayor Grendel stated I think that Dairy Queen up there off of Broadview has two lanes, but usually it's just one lane. You wonder if it's all that necessary or not.

Finance Director Blaze stated that could be the lack of labor.

Chairman Vice Mayor Grendel stated yes, that could be.

Mr. Moeller stated it could be time, you know peak times where they're busy at certain times.

Chairman Vice Mayor Grendel asked any other questions for Mike or Jessica?

There were no other questions.

Chairman Vice Mayor Grendel stated this will be on the agenda for Council next Tuesday.

Law Director O'Brien stated you just need a motion to recommend to Council the passage of the ordinance that will allow passage by just 4 members of Council.

Chairman Vice Mayor Grendel stated very good. Do we have that motion from the panel?

**A motion was made by Cheryl Chase, seconded by Joseph Moeller, to recommend the passage of Ordinance 2022-167, Section 1181.06 by 4 members of Council.**

**ROLL CALL: Yeas: Chase, Moeller, Grendel, Kurtz**

**Nays: None**

**MOTION CARRIED**

Chairman Vice Mayor Grendel stated Mike, thank you very much for your research on that subject. Everybody involved, thank you very much.

**Concordia Lutheran Church, PPN 562-08-018 & 526-11-001-** The applicants were not in attendance. The City will talk about this project on their behalf.

Economic Developer Hyser stated the applicants are not here, I believe they left it up to the City to talk about this project on their behalf.

Chairman Vice Mayor Grendel stated okay. Jessica, you want to start it off?

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Economic Developer Hyser stated the applicant in topic is Concordia Lutheran Church. Obviously, the City and Concordia had a signed purchase agreement. That agreement is reflecting anything that they purchase to move that process forward. We are looking to work with the applicants to set the buy back property. You'll see that there's a portion on this map, Parcel A that will remain with Concordia Lutheran Church. The remainder of the property would be divided and should the sale transaction move forward, the City would acquire that piece, which is Parcel B.

Mayor Kurtz stated just for the record, we do have the (inaudible). They already said that they want the City to use it for their current purpose, the church and if they intend on selling it, the City has first right of refusal.

Chairman Vice Mayor Grendel stated so, Jess nothing's changed since a few months ago. (inaudible).

Economic Developer Hyser stated it's what we've been working towards.

Chairman Vice Mayor Grendel asked any questions from the panel for Jessica or from Don?

As far as the City getting some due diligence work done, have any reports come back or anything?

City Engineer Ramm stated not yet, but it's due here shortly within the time period that was allowed.

Mayor Kurtz stated we have until I believe it's February 15<sup>th</sup> to complete our due diligence. They already indicated they'll extend that if it's incomplete or needs to be further discussed.

Ms. Chase asked does the City development plan on coming off of Stone or Brecksville Road?

Mayor Kurtz stated it could be either way.

Chairman Vice Mayor Grendel stated, and the Mayor said there was some discussion with the church regarding the entrance throughout Brecksville Rd, they need to be reconfigured.

Mayor Kurtz stated yes, we've had further discussion with Concordia leadership, suggesting they would look at an easement or some type of access through a portion of

their property behind their existing facility, and in exchange, we would provide access on the new road to the church.

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So, they get the benefit of eliminating that awkward reverse entrance and exit onto Brecksville Road. The access will be directly on the new road if it ever gets developed.

Chairman Vice Mayor Grendel stated I know you made it clear many times, but there is no intention as far as the back property, those three lots.

Mayor Kurtz stated no. We're not going to buy any property unless there is mutual consent. There's no intention to need anything else.

Ms. Chase stated oil storage tanks, can somebody tell me about what those are.

Mayor Kurtz stated they have a number of rights, a lot of properties in this area, and initially it was a very productive well, series of wells. Since then, there's enough to offset some of the costs for the church's use of gas in the wintertime; and so they've retained those mineral rights for gas. Those can easily be moved or reduced in size. I think they still maintain; I could be wrong; I think they maintain the same composition as they did when they were very productive.

Law Director O'Brien stated about a quarter have been capped over the years. I wouldn't be surprised if those would follow that same way.

Mayor Kurtz stated a new person is responsible for the wells now. The original, Bass has sold to somebody else I believe.

Ms. Chase asked so, the gas well and the mining equipment would stay with Parcel A if I'm reading this right?

Economic Developer Hyser stated the mineral rights.

Mayor Kurtz stated the mineral rights will stay.

Ms. Chase stated there are five structures on the parcel including the church, garage, one single-family dwelling with detached garage, and pavilion. There's also a gas well and the supporting mining equipment, but not on Parcel A.

Economic Developer Hyser stated that will be on Parcel B.

Mayor Kurtz stated I'm not sure, it's actual storage equipment. Mining I'm not sure.

Law Director O'Brien stated it's not mining equipment.

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Ms. Chase stated not mining equipment.

Mayor Kurtz stated storage, just tanks.

Mr. Moeller asked is the split they're seeking today something that will be contingent upon the findings of what Mr. Ramm was speaking of or is this something that we will have to do regardless?

Mayor Kurtz stated if we don't buy it, it won't take effect.

Mr. Moeller stated got it.

Mayor Kurtz stated so if we don't close on the sale this would be done.

Law Director O'Brien stated we'll make it subject to the City closing on the purchase agreement.

Chairman Vice Mayor Grendel stated so it won't get filed with the County unless the purchase goes through.

The Clerk stated Mr. Chairman I have a question from someone who is online.

Chairman Vice Mayor Grendel stated yes, Debi.

The Clerk states it says, "Can there be more explicitly, more explanation of the newly negotiated access on the church property that they are retaining so the required access road can avoid the properties owned by Karaffa, Blumenthal, and Fischer?"

Mayor Kurtz asked who asked that question?

The Clerk stated Mr. Blumenthal did.

Mayor Kurtz stated to reiterate, any development at this point would not utilize any of his property or the three properties in question.

Chairman Vice Mayor Grendel stated with the potential there's going to be a new entrance off Brecksville Road.

Mayor Kurtz stated off the City's property, it could be the churches or the City's, that's to be determined once the engineer gets involved and determines any setbacks or any challenges that could be mitigated.



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Chairman Vice Mayor Grendel stated their current entrance and exit might be closed off then.

Mayor Kurtz stated that's part of the discussion. For those of you familiar with the property it's a reverse ingress and egress, so normally you pull in a property on the right-hand side, and you exit on the left-hand side. In this case you enter on the left-hand side and exit on the right-hand side. Except for the congregation, no one knows which lane to pull in and pull out, but the thought of being able to put the road alongside or part of the church property and part of the City property, it will make it very convenient for the church then to access the new road as a permanent access and eliminate the access onto Brecksville Road. So, we won't have any traffic challenges, we'll eliminate one traffic challenge.

Chairman Vice Mayor Grendel stated and currently that dwelling that's on the property, they use the church drive also to access the premises it looks like on this map here.

Mayor Kurtz stated yes, even if they were to cut that off it would be like a driveway for the house, just like a neighboring property. Landscape it and cut it off completely, that's what I would suggest.

Chairman Vice Mayor Grendel asked any other questions Debi?

The Clerk stated no other questions that have been presented.

Chairman Vice Mayor Grendel asked any questions here from the audience?

There were no questions.

Chairman Vice Mayor Grendel asked Mayor, when we get the studies back from the due diligence planning, they'll be presented to Council at that time then?

Mayor Kurtz stated we can call a meeting with Council that way everyone is on the same page.

Law Director O'Brien stated we usually don't send anything to Council unless there is some issue raised.

Chairman Vice Mayor Grendel stated I was thinking of maybe a written report.

Several people began speaking at once.

Mayor Kurtz stated I think that would be appropriate, thanks Greg. Don will email the report to Council, outline the findings.

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Chairman Vice Mayor Grendel stated and Mayor, was there any reviews for downtown planning, have they looked at this property yet? Or have they not looked at this?

Mayor Kurtz stated we're trying to figure out how to go forward and determine to what extent we can develop it, but until we complete our due diligence and know it can be developed. We're pretty confident it can be developed. It's just a matter of the number of dwellings, or any other issues.

Chairman Vice Mayor Grendel stated so, that will come after the due diligence.

Mayor Kurtz stated yes.

Ms. Chase stated our staff report says that Building Zoning Department review to be discussed and Engineering Department review to be discussed. Anything more we're discussing at this point?

Building Official Gero said nothing from Building.

Ms. Chase stated okay, so to be discussed at a later time not tonight.

Mayor Kurtz stated right. So, in conclusion, Don will present a report of findings of our due diligence. I think we give that to the Planning Commission and to City Council. I think that would be wise.

Chairman Vice Mayor Grendel stated sopoosibly February Planning Commission meeting, it be available then.

City Engineer Ramm stated potentially, yeah.

Ms. Chase stated I have no issue with the lot split. .

Chairman Vice Mayor Grendel stated alright, Joe anything else?

Mr. Moeller stated no, nothing additional from my end.

Chairman Vice Mayor Grendel stated I'll entertain a motion.

Law Director O'Brien stated a lot split, and consolidation as stated in the application, subject to the closing by the City of Independence and Concordia Lutheran Church as to the purchase and sale occurs.

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Chairman Vice Mayor Grendel stated very good, thank you Greg. Do we have that motion?

**A motion was made by Cheryl Chase, seconded by Joseph Moeller, to approve the lot split and consolidation, subject to the closing by the City of Independence and Concordia Lutheran Church as to the purchase and sale agreement.**

**ROLL CALL:        Yeas: Chase, Moeller, Grendel, Kurtz**  
**Nays: None**  
**MOTION CARRIED**

Chairman Vice Mayor Grendel stated well the application for the Concordia Lutheran Church for the lot split and consolidation, subject to the purchase agreement being fully executed has passed at 4-0. Anything further?

Mayor Kurtz stated I can't think of anything tonight.

Chairman Vice Mayor Grendel asked Mike, have you seen anything moving on Channel 19?

Building Official Gero stated I have not seen anything. When we talked to them previously, they anticipated spring time they would have their plans.

Chairman Vice Mayor Grendel stated oh, okay. I always look at your report to see if there was anything pending, to see if there was anything.

Mayor Kurtz stated Mr. Chairman, one more thing. People have different forms of media, have used a bunch of different misinformation in terms of the City being aware of a church that's proposed for the City of Independence, and I can assure everyone this much; one: but for coming out that the purchase of the property has been transferred, the City was never engaged in any of the discussions that the previous owner, the current owner had not approached the City or the Mayor's office, City Council, or Economic Development team. I did talk to one of the neighboring properties because we're working on acquiring some right-of-way, and that's the extent of the conversation that my office has had. So, if anybody speaks in terms of the City being aware or involved, normal steps for those that aren't familiar with public process; it would be that either you have a meeting with the Mayor, the Vice Mayor, or you address the Planning Commission. You would come to the Planning Commission and make a formal application.

If you have a property that's under contract, you could also do the same protocol, but until someone comes to the Mayor's office, comes to City Council, or comes to Planning

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Commission, the City can't be like an ambulance chaser and chase every property sale that goes around the City. So, if you do come across any misinformation being facilitated throughout the community, correct them. Let this be the record, at that to this day we have received no communication with any of the prospective, current, or former property owner.

Chairman Vice Mayor Grendel asked will this be for the north side of town?

Mayor Kurtz stated yeah, the north end of town. You hear all this different misinformation being jumped around. I usually tell people to go to the horse's mouth, not the horse's behind because there's a lot of horse's behinds out there. That's just for the record. Planning Commission members, if you hear of anything at least you're aware of the fact that there have been no discussions, no activity in the Mayor's office, City Council, or the Planning Commission at this point, so to be continued.

Ms. Chase stated I'll just throw two things out there real quick. We have talked for a few months now about having some kind of a, like a day workshop. I'm still very interested in that, learning about how the Planning Commission fits in with Engineering, Zoning, and all the other things.

Then, there was some talk about maybe walking the old Marycrest property, so if it's still something that we as a Planning Commission need to be addressing, I'd be up for doing that as well.

Chairman Vice Mayor Grendel stated they had come in October I think with some rough plans, and we talked about once they have something solid the Planning Commission would want to physically see what they want to do.

Economic Developer Hyser stated just to update you, the City Engineer, myself, the Building Official did go out there and get the lay of the land. The thought process was once they had a more formalized what their plans are for development, then we would be able to bring you guys back on board and update you.

Chairman Vice Mayor Grendel stated it was so nebulous, it'd be no use of trying to wrap our heads around this.

Ms. Chase stated totally. I think before I sit here with a plan in front of me again it would really help me to lay my eyes on the physical property.

Mayor Kurtz asked are they going to engage the City on a preliminary basis before they submit something? Or do they just want to submit something?

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Economic Developer Hyser stated they stated they would keep us involved in the process, but they've kind of had their cart before the horse.

Mayor Kurtz stated hopefully they went and reviewed the previous minutes of the meetings. That could be an advantage if they go to develop the property because there were certain restrictions that were imposed when they approached the City years ago when they bought the property,

Mr. Asher came to the City and when he took over the property without the City's knowledge. I know the western portion of it has restrictions, drainage restrictions, and building restrictions, so it didn't adversely impact the houses on Dania and Brookside and so as long as they're aware of that and they concentrate their development in the same general footprint as where the original school was and the legitimate footprint was. That would probably be the most acceptable by the City.

Economic Developer Hyser stated they're looking at updating an old master plan, if that's what we want to call it, of that property. There are still some remaining structures, for example there's like a basketball court or tennis court. Really, right now it's a fenced area of overgrowth, you would not believe that it used to be a basketball court or tennis court. So, they're looking at making sure there's some improvements that happen on that property.

We told them that we wanted to see more of those details have been staked out. Obviously, by the time we made it out there, the scheduling, it was late October, early November; and with the weather changing, I believe it will probably be some early Spring site visit to see the property.

Mayor Kurtz stated I do believe, that there was a drainage pattern that was established to the west and to the north of that basketball tennis court area that permanently restricted that use other than surface.

Law Director O'Brien stated the City has underground drainage rights, so nothing permanent could be built on the west north side. There's also some restrictions as to lighting. It's limited to a daytime sport soccer field or something that you normally have in between classes.

Mayor Kurtz stated recreational use. Surface use only, that was agreed upon by the church as well as the neighbors.

Law Director O'Brien stated but we have a written easement.

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Mayor Kurtz stated I'm just suggesting that they get all that information that would help them. I wouldn't want them to waste time or money to come in and have this big master plan and find out that well, they were approved years ago, there was a restriction put on the west end of the property. It may be in their best interest, if we can help them facilitate that, that's our job.

Economic Developer Hyser stated I'll get the information from the Law Director and share it with them.

Mayor Kurtz stated perfect.

Chairman Vice Mayor Grendel asked was there a concern from at least a resident or two on Montello too? I think we had some kind of communication.

Mayor Kurtz stated I think that the issue there has been drainage and the impact. We did manage some of the water off of Brookside and part of that agreement was that we'd put those detention basins in to protect downhill, pull that water and syphon some of it into the creek.

City Engineer Ramm replied correct.

Mayor Kurtz said was so much erosion taking place in that channel, all the way from 21 all the way down to Brookside, that it would be really difficult or challenging for the City to go in there and try to find some erosion control. It's very narrow and deep, it just isn't going to be so easy to go in there. The people on Montello, back to your point, they are calling about erosion and water backing up, but it's so deep I'm not sure what we could do with Mother Nature at this point. Is that fair, Don?

City Engineer Ramm stated yes. There is one item relative to our discharge that we are going to try to mitigate. That's probably the best that we're going to be able to do.

Mayor Kurtz stated because we discharged some of the water into that channel, is that correct?

City Engineer Ramm stated correct.

Finance Director Blaze stated the City got in there about a decade ago, and the Service Director got equipment down there; and we spent a day or two and cleared out a lot of natural foliage that had started backing up down that water course and it kind of let it flow a little better. It was a little further upstream than where the development is.

Mayor Kurtz said it would be more west.

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Mayor Kurtz stated closer to where that tennis court area was.

City Engineer Ramm stated maybe due south, maybe more south.

Mayor Kurtz stated exactly.

City Engineer Ramm stated you're right though, it's tough streaming a channel.

Chairman Vice Mayor Grendel asked those detention ponds they help quite a bit?

City Engineer Ramm stated yeah, they work pretty good. The one for the church hasn't really needed to be used because they have not built anything, but it's ready. The one closer to the street has really been working well.

Mayor Kurtz stated well, for anyone that was here 15 years ago knows the drainage we experienced further east, so its really helped.

Chairman Vice Mayor stated we did talk about getting together, having a couple hour conference.

Ms. Chase stated an educational type of thing.

Mayor Kurtz stated so, Greg can maybe put together an agenda.

Law Director O'Brien stated candidly Mayor, if there is someone that can give me an idea they're thinking. That was the stumbling block, other than getting together in a room and talking about generally speaking what each office does for planning. It was difficult for me to put together an agenda because I don't know. I can see the utility going through the planning process and for your perspective I think it would be very advantageous to hear from how the intake is, what happens prior to the application getting to you and then going over what your powers are from a Charter standpoint, but beyond that someone's going to have to give me something.

Mayor Kurtz stated that'll be the foundation for the discussion, then I think Economic Development could lead, then Building, Engineering could all participate to the extent that they would then be able to share what their box does to add into this whole structure of events and how it gets from point A to point B. I know Annie's been working on what we call the car wash concept. When someone comes to the City, or calls the City or comes to the City to make an application and how we get them through the entire process and at the other end make a satisfied customer out of them.

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Ms. Chase stated I think that one of the other things that I was looking for was some sort of structure in my thinking. I'm on the Commission and I am learning; parking spaces are important, and the width of the parking space is important and the number of spaces, so what are the other factors and variables that I should be keeping in mind. What's outside of my zone of being on the Planning Commission, what would be on the Zoning Board, what would be on the Architectural Review Board, what would be the Landscape Review Board. Again, that's job descriptions of the different zones and flow of traffic or how things move.

Mayor Kurtz stated it's a little different and it's slower than it's been. Ten to twenty years ago, it was a packed agenda, it was very busy. So, this would be a good time to create an orientation. I think that would be something that Jess, maybe we can put that together. Don, Mike, maybe we have that at the Building Department, the Engineering Department. Show the mechanisms that take place when people actually apply and then how it goes through the various stages before you get the review and the application.

Economic Developer Hyser stated we would also try to improve that car wash model too. Obviously, the presentations we put together, the staff reports, these are all things that we're trying to improve so that you have more information when you see a project as it isn't just presented to you. There's also discussions that we have with the applicant prior to that being presented to you.

Ms. Chase stated I love the staff reports.

Law Director O'Brien stated (inaudible) essentially a franchise is moving out and a new franchise is coming in, and I will say, and this was Mayfield Heights, I went through 5 meetings for the Board of Zoning of Appeals on what you would think is a simple sign issue and it was basically taking the old sign off and the new sign which technically was smaller, I had to go 4 times.

I don't like inefficiency even though I'm getting paid to be there, but one thing to say that adds to this very well is they streamline it. So, we've had some misfires where someone comes in and we have to put (inaudible) because there's questions, but especially with these updates that the administration. From my perspective, from the outside world people like coming to Independence because it's streamlined.

Chairman Vice Mayor Grendel stated the most ideal time to have that, would it be during the week? More so than a Saturday, like we're going to have a strategic planning session.

Mayor Kurtz stated yes, we're going to have a strategic planning session on the 21st for 9 o'clock and that's going to address a more global strategy in terms of facilities and we're preparing the agenda as we speak for each Council member to be able to participate and share our thoughts.



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Ms. Chase stated I can be flexible on timing with some notice.

Mayor Kurtz stated and it might be during the day if we had an opportunity. Maybe Don, Mike, and Jess if you can coordinate that, maybe on your way to work or if you're in town we can meet right over in the Building Department.

Chairman Vice Mayor Grendel stated sure, if we had it first thing in the morning or in the afternoon.

Mayor Kurtz stated yeah, first thing in the morning, and we can go over each department. We'll take a set of plans, we'll show what happens and how it starts from one to the other.

Chairman Vice Mayor Grendel stated I know it's too soon to expect something in January, but at least by February because hopefully, we're going to be busier come spring time.

Mayor Kurtz stated that'd probably be better.

Chairman Vice Mayor Grendel stated Debi, we'll leave it to you to pull a few dates from the Planning Commission member, and then we'll work from there, and with also the staff here too.

The Clerk stated okay.

Chairman Vice Mayor Grendel asked anything further?

There was no other business.

**A motion was made by Joseph Moeller, seconded by Cheryl Chase, to adjourn the January 3, 2023, Planning Commission meeting.**

**ROLL CALL:           Yeas: Moeller, Chase, Grendel, Kurtz**  
**Nays: None**  
**MOTION CARRIED**

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**There being no further business, the Planning Commission meeting of January 3, 2023, was adjourned at 6:19 p.m.**

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**Chairman Vice Mayor Dave Grendel**

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**Amanda Sharrer, Planning Commission Clerk**  
Minutes Unapproved at Time of Release 01/06/23